



200910140151

Skagit County Auditor

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When recorded return to:

Bayview Ridge Properties, LLC
P.O. Box 98
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 18042-PE1

Grantor: Horizon Bank
Grantee: Bayview Ridge Properties, LLC

Statutory Warranty Deed

98012
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR HORIZON BANK, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BAYVIEW RIDGE PROPERTIES, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 4B, Bay Ridge Business Park BSP, Ph. 4

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

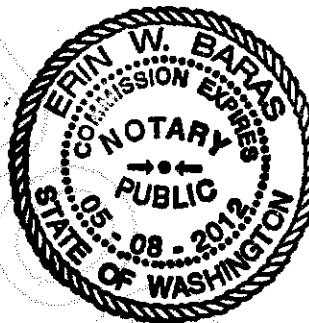
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of First American Title Company's Preliminary Commitment No. NCS-397337-WA1 attached hereto as Exhibit "B"

Tax Parcel Number(s): 8065-000-002-0000, P125001

Dated October 13, 2009

Horizon Bank

By: Steve Hoekstra, Executive Vice President



STATE OF Washington
County of Whatcom

SS:

I certify that I know or have satisfactory evidence Steve Hoekstra

the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated he
authorized to execute the instrument and is Executive Vice-President
of Horizon Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 13 2009

Erin W. Baras
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 8/1/2012

3157

101,821.00

EXHIBIT 'A'

LEGAL DESCRIPTION:

LOT 4B OF BAY RIDGE BUSINESS PARK BINDING SITE PLAN, PHASE 4, BSP NO. PL-06-0184, AS PROVIDED JULY 28, 2006, AND RECORDED JULY 28, 2006, UNDER AUDITOR'S FILE NO. 200607280039, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

First American Title Insurance Company



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EXHIBIT "B"

Schedule "B-1"

Exceptions:

A. Easements, including Terms and Provisions thereof:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: March 29, 2001
Auditor's No.: 200103290005
Purpose:

The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or line, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands and premises:

Together with the right of ingress to and egress from said lands across adjacent lands of the Grantors: Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantors which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line.

B. Easement, including Terms and Provisions thereof:

Grantee: Port of Skagit County
Recorded: April 26, 2004
Auditor's No.: 200404260058
Purpose: Avigation

C. Agreement, and the Terms and Provisions thereof:

Between: Bouslog Investments, LLC, et al
And: Skagit County Fire District No. 6
Recorded: November 28, 2005
Auditor's No.: 200511280001
Regarding: A development fee for commercial/industrial development. The development fee for East 1,000 square feet of commercial/industrial development is \$244.00 or \$2.44 per square foot. The fee shall be due and payable at such time as the owner submits a building permit to the Skagit County Planning and Permit Center for the construction of improvements.

D. Matters as Disclosed and/or Delineated on the face of the following Binding Site Plan:

Binding Site Plan: Bay Ridge Business Park BSP Phase 4, BSP No. PI-06-0184
Recorded: July 28, 2006
Auditor's No.: 200607280039



E. Lot Certification, including the Terms and Conditions thereof. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Recorded: July 28, 2006
Auditor's No.: 200607280041

F. Agreement, and the Terms and Provisions thereof:

Between: Public Utility District No. 1 of Skagit County
And: Transform LLC
Dated: November 28, 2006
Recorded: December 18, 2006
Auditor's No.: 200612180024
Regarding: Water Service Contract

G. Easement, including Terms and Provisions thereof:

Grantee: Puget Sound Energy
Dated: January 9, 2007
Recorded: January 29, 2007
Auditor's No.: 200701290198
Purpose: "...gas and electricity..."
Area Affected: Ten (10) foot wide portions of the subject property

H. License including the Terms and Provisions thereof:

Dated: February 28, 2007
Recorded: March 13, 2007
Auditor's No.: 200703130111
Purpose: "...fiber optic..."
Area Affected: Portion of the subject property

I. Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property:

Executed by: Port of Skagit County
Recorded: March 5, 2009
Auditor's No.: 200903050091
Regarding: Notice of Airport Noise and Overflight Effects

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

J. Easement and Provisions contained therein as created or disclosed instrument:

In Favor Of: Bouslog Investments LLC and JBK Investments, LLC
Recorded: February 19, 2004
Auditor's No.: 200402190088
For: Utilities and stormwater

K. Reservation contained in Deed:

Executed by: Bouslog Investments, LLC and JBK



Recorded: Investments, LLC
Auditor's No.: February 19, 2004
For: 200402190088

The grantors herein reserve for the benefit of Parcel "A" described on a concurrently executed and recorded boundary line adjustment the right to relinquish the cul-de-sac at the North end of the hereinabove described 60 foot wide easement for ingress, egress and utilities without further approval from the then owners of the hereinabove described Parcel "B" upon the extension of said 60-foot wide easement and adjoining 7-foot wide utility easement to at lease the North line of said Parcel "B" extended Easterly.

L. Protective Covenants and/or Easements, but omitting restrictions, if any, based on race, color, religion or national origin.

Recorded: December 8, 1997
Auditor's No.: 9712080099
Executed by: John Bouslog, et al



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